

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 Ashton Close, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$790,000

&

\$830,000

Median sale price

Median price \$947,500

House

X

Unit

Suburb Ringwood

Period - From 01/04/2017

to 30/06/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	12 Kenwood Cr RINGWOOD 3134	\$815,000	21/08/2017
2	17 Lemongrove Cr CROYDON HILLS 3136	\$800,800	07/06/2017
3	32 Oban Rd RINGWOOD 3134	\$793,000	30/08/2017

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



Rooms:

Property Type:

Agent Comments

Comparable Properties



12 Kenwood Cr RINGWOOD 3134 (REI)

Agent Comments



Price: \$815,000

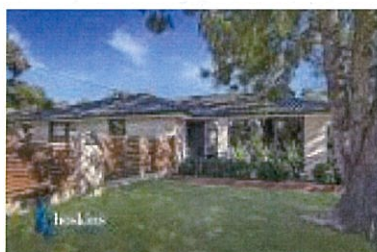
Method: Private Sale

Date: 21/08/2017

Rooms: 4

Property Type: House

Land Size: 676 sqm approx



17 Lemongrove Cr CROYDON HILLS 3136 (REI)

Agent Comments



Price: \$800,800

Method: Private Sale

Date: 07/06/2017

Rooms: 4

Property Type: House (Res)

Land Size: 758 sqm approx



32 Oban Rd RINGWOOD 3134 (REI)

Agent Comments



Price: \$793,000

Method: Private Sale

Date: 30/08/2017

Rooms: 4

Property Type: House

Land Size: 650 sqm approx